

**प्रादेशिक योजना-मुंबई महानगर प्रदेश**  
**महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६**  
**चे कलम २० (३) अन्वये सुचना अन्वये विशेष**  
**नगर वसाहतीच्या नियमात फेरबदल करणे**

**महाराष्ट्र शासन**  
**नगर विकास विभाग**


**शासन निर्णय क्रमांक-टीपीएस-१२०४/एमएमआर/प्र.क्र.४८/०६/नवि-१२**

**मंत्रालय, मुंबई- ४०० ०३२.**

**दिनांक : १९ जानेवारी २००९.**

**शासन निर्णय :-** यावृत्त कोडलेली सुचना महाराष्ट्र शासनाच्या साधारण राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नव्याने.

  
(असांक वा. पाटील)  
कार्यालय अधिकारी.

नवि.

- १) महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, बांद्रा-कुर्ली संकुल, बांद्रा (मुंबई) मुंबई-४०० ०५१.
- २) विभागीय आयुक्त, कोकण विभाग, कोकण भवन, नवि-मुंबई.
- ३) संचालक नगर रचना महाराष्ट्र राज्य-पुणे.
- ४) जिल्हाधिकारी, ठाणे/रायगड.
- ५) उपसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवि-मुंबई.
- ६) सहायक संचालक नगर रचना, ठाणे शाखा, नि.ठाणे.
- ७) व्यवस्थापक शासकीय मध्यवर्ती मुद्रणालय, चनीगेड, मुंबई.

(त्यांना विनंती की, यावृत्तची शासकीय अधिसूचना महाराष्ट्र शासनाच्या साधारण राजपत्रात कोकण विभागीय पुरवणा भाग-१ मध्ये प्रसिध्द करून त्याच्या प्रत्येकी ०५ प्रती या विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे व उप संचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवि-मुंबई, यांना पाठवाव्यात.)

८) कल अधिकारी, नवि-२९, नगर विकास विभाग, यांना सदर सुचना विभागाच्या वेळोवेळी प्रसिध्द करणेसाठी अग्रप्रेषित.

९) निवडनस्ती (कार्यालय-१२)

# NOTICE

Government of Maharashtra,  
Urban Development Department,  
Mantralaya, Mumbai-400 032.

Date :- 9<sup>th</sup> Jan. 2006

**The Maharashtra Regional and Town Planning Act, 1966.**

**No.TPS -1204/MMR/CR-48/06/UD-12 :-**

Whereas, as per the provisions of Section 15 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as 'the said Act') the Government has sanctioned the Regional Plan for Mumbai Metropolitan Region (hereinafter referred to as 'the said Regional Plan') vide Notification No. TPS-1297/1094/CR-116/97/UD-12, dated 23<sup>rd</sup> September, 1999 which has come into force with effect from 1<sup>st</sup> December, 1999;

And whereas, Development Control Regulations for Special Townships (hereinafter referred to as 'the said Regulations') have been incorporated in the sanctioned Development Control Regulations of the said Regional Plan (hereinafter referred to as 'the said Development Control Regulations') vide Government Notification No.TPS-1204/MMR DCR/CR-48/06/UD-12,dated 10<sup>th</sup> March, 2006;

And whereas, the Government of Maharashtra is of the opinion that the following Rules in the said Development Control Regulations should be modified (hereinafter referred to as 'the said proposed modifications') by following the procedure laid down in subsection (2) of Section 20 of the said Act.

## Proposed Modifications

Rule No.	Existing Rule	Proposed Rule
5	<b>Development Control Regulations - Prevailing</b> Development Control Regulations of sanctioned Regional Plan as well as provisions of MOEF CRZ notification dated 19 <sup>th</sup> February 1991 amended from time to time shall be applicable <i>mutatis mutandis</i> except those expressly provided in these Special Regulations.	<b>Development Control Regulations -</b> Development Control Regulations of respective Municipal Corporations as well as provisions of MOEF CRZ notification dated 19 <sup>th</sup> February 1991 amended from time to time shall be applicable <i>mutatis mutandis</i> except those expressly provided in these Special Regulations for the Townships which are fully or partly within 10 kms. from respective Municipal Corporation limits, viz. Municipal Corporation of Greater Mumbai, Thane, Navi Mumbai.

Kalyan-Dombiwali, Mira-Bhayenur, Bhiwandi-Nizampur & Ulhasnagar in MMRDA area. In overlapping area of the 10Km. from any Municipal Corporations within MMRDA area, the regulations of Thane Municipal Corporation shall be applicable. But the following Development Control Regulations of Thane Municipal Corporation and the corresponding provisions of respective corporations shall not be applicable.

**Regulations of Thane Municipal Corporation regarding -**

- 1) 23 - Discretionary Powers.
- 2) 54 - Recreational / Amenity Open Spaces.
- 3) 65 & App. M - Land Use Classification & uses permitted.
- 4) N.1.1 - Open Spaces and Area, Height, Limitations for Plots in Congested Area.
- 5) N.1.5(b) - Additional F.S.I. in lieu of area required for road.
- 6) N.1.5(a) & App. W - Transfer of Development Rights (TDR)
- 7) 68(v) & App. P - Land uses and Manner of Development - Accommodation Reservation.

<p>5.1. (i)</p>	<p><i>Special Township in Urbanisable (U2), Green (G1), (G2) Zone -</i> (i) The total built up area / FSI of entire gross area of the Special Township in Urbanisable Zone (U2) and Green Zone (G1,G2) will be 0.5. There will be no limit of total built up area / FSI for the development of individual plots. Height of building shall be as per prevailing bye-laws as specified in Regional Plan. However, it may be increased subject to provisions of fire fighting arrangements with prior approval of Fire Advisor, Government of</p>	<p><i>Special Township in Urbanisable (U2), Green (G1), (G2) Zone -</i> (i) The total built up area / FSI of entire gross area of the Special Township in Urbanisable Zone (U2) and Green Zone (G1,G2) will be 0.5. There will be no limit of total built up area / FSI for the development of individual plots. Height of building shall be as per prevailing bye-laws as specified in Regional Plan. However, it may be increased subject to provisions of fire fighting arrangements with prior approval of Fire Advisor, Government of Maharashtra. Provided that additional FSI upto 100% of the permissible FSI may be permitted with previous approval of Government of Maharashtra subject to</p>
---------------------	--	---

	Maharashtra.	payment of premium at the rate of rupees 500/- per square feet or prevailing land rate mentioned in the Ready Reckoner, whichever is more.
5.1 (ii)	(ii) 50% of the gross area of the project shall be kept open while the project of Special Township shall be executed on the remaining 50% land with gross built up area/FSI of 0.50 worked out on the entire gross area of the project. Further, while developing such projects, it would be obligatory on the part of the developer to provide and develop all the infrastructure facilities including sites required for public purposes as per the prescribed planning norms. As regards 50% of land which is required to be kept open, the same shall be made free of encumbrances and no development except town level open amenities shall be permissible thereon.	(ii) 50% of the gross area of the project shall be kept open while the project of Special Township shall be executed on the remaining 50% land with gross built up area/FSI of 0.50 worked out on the entire gross area of the project. Further, while developing such projects, it would be obligatory on the part of the developer to provide and develop all the infrastructure facilities including sites required for public purposes as per the prescribed planning norms. As regards 50% of land which is required to be kept open, the same shall be made free of encumbrances and no development except town level open amenities shall be permissible thereon.  Provided that additional FSI upto 100% of the permissible FSI may be permitted with previous approval of Government of Maharashtra subject to payment of premium at the rate of rupees 500/- per square feet or prevailing land rate mentioned in the Ready Reckoner, whichever is more.
5.2(iii) (d)	Balcony or balconies of a minimum width of one mt. may be permitted free of F.S.I. at any upper floor, subject to maximum of 1/3 <sup>rd</sup> length of perimeter of building and such balcony projection shall be subject to the following conditions :- (I) No balcony shall be allowed on ground floor. (II) Balcony or balconies shall be permitted to project in the marginal open space of not less than 3mt. in width. (III) Notwithstanding anything contained in any other laws, rules,	5.2 (iii) (d) Balcony or balconies of a minimum width of 1.00 mtr. may be permitted free of FSI at any floor, not more than 15% of the floor area and such balcony projection shall be subject to the following conditions: i) No balcony shall reduce the marginal open space to less than 3 mtr. Balcony may be permitted on upper floors projecting in front setbacks. No balcony shall be allowed on ground floor, which shall reduce minimum required room set back or marginal open space. The width of the balcony will be measured perpendicular to the building line, from that line to the balcony's outermost edge.

	regulations or overlaws in force a balcony shall not be permitted to be enclosed.	<p>iii) Balconies may be allowed to be enclosed, when enclosed 1/3<sup>rd</sup> of the area of their face shall have glass shutters on the top and the rest of the area except the parapet shall have glazed shutters.</p> <p>(iii) The dividing wall between the balcony and the room may be permitted to be removed on payment of premium as prescribed by the Government from time to time.</p>
5.2 (vi)	NIL	<p>The following new rule shall be added after rule No.5.2 (v).</p> <p>(vi) Processing fee, development charges and premium for staircases, passages, balcony enclosures et. Shall be as per sanctioned Development Control Regulations of Thane Municipal Corporation whichever is applicable. Premium for additional FSI shall be paid to Government. The premium amount shall be paid by Demand Draft payable to Government through the Deputy Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.</p>
5.2 (vii)	NIL	<p>The following new rule shall be added after rule No.5.2 (vi).</p> <p>(vii) Government shall have powers to relax any of the rules/regulations for development of Special Townships.</p>

Now, therefore, as provided in sub-section (3) of Section 20 of the said Act, notice is hereby published for inviting suggestions/objections, if any, to the said proposed modification from the general public in writing, with reasons thereof within 60 (sixty) days from the date of publication of this notice in the Maharashtra Government Gazette. The suggestions/objections shall be addressed to the Deputy Director of Town Planning, Konkan Bhavan, Third floor, Navi Mumbai, who is hereby authorised to hear the suggestions/objections that may be received and to submit his report to Government.

The suggestions/objections received by Deputy Director of Town Planning, Konkan Bhavan, Navi Mumbai, within the period of 60 (sixty) days from the date of publication of this notice in the M.G.G. shall only be considered.

The aforesaid notice is kept open for inspection by the public during office hours on all working days in the following offices -

- i) Metropolitan Commissioner, MMRDA, Bandra-Kurla Complex, Bandra (E) Mumbai.
- ii) The Collector, Thane.
- iii) The Collector, Raigad.
- iv) The Deputy Director of Town Planning, Konkan Division, Navi-Mumbai.
- v) Assistant Director of Town Planning, Thane Branch, Collector Office, Court Naka, Thane.
- vi) Assistant Director of Town Planning, Alibag Branch, Nirdhar Bldg. Tilak Chowk, Alibag, Dist-Raigad.

This notice is also published on web site : [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)

By order and in the name of Governor of Maharashtra,

  
(Ashok B. Patil)  
Section Officer